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CLARK COUNTY
WASHINGTON

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**CLARK COUNTY PLANNING COMMISSION
PUBLIC HEARING
THURSDAY, AUGUST 19, 2004**

**5:00-6:00 p.m. – WORKSESSION
BOCC TRAINING ROOM, 6th Floor
PUBLIC SERVICES BUILDING
1300 Franklin Street
Vancouver, WA**

***Topic: Fully Complete Process
Staff: Michael Butts, Development Services Manager***

**6:30 P.M. - PUBLIC HEARING
BOCC HEARING ROOM, 6th FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL & INTRODUCTION OF GUESTS**
- III. GENERAL & NEW BUSINESS**
 - A. Approval of Agenda for August 19, 2004
 - B. Approval of Minutes for June 24 & July 15, 2004
 - C. Communications from the Public

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

A. AMEND CCC SUBTITLE 40.5 PROCEDURES AS FOLLOWS:

Clark County Department of Community Development has been working to implement the recommendations of the Performance Audit completed by Citygate Associates in December 2000. Among the key issues, the Performance Audit confirmed the need to improve the County's final plat and final site plan processes.

The County's review and approval processes for final plat and final site plans is complex and has resulted in confusion for both the public and private sectors. Because the current processes are a result of many years' of interpretation and reinterpretation of state and local requirements, it has become more and more difficult to ensure consistent application and to train County staff.

In November, 2002, the Department hired a consultant, Angelo Eaton & Associates (AEA) and Larry Epstein, PC, to analyze the existing final plat and final site plan processes and suggest improvements, along with necessary code amendments and staff training. As part of this effort, AEA has been working with county staff and stakeholders to gather opinions, concerns and ideas regarding the final plat and final site plan processes in Clark County. Input from these stakeholder interviews was used to develop processing improvements that addressed the need for timelines for approvals and greater predictability.

This proposed ordinance amends CCC Subtitle 40.5 (Procedures) as follows:

- 40.500.010 (Summary of Procedures and Processes) to identify site plan review as a Type 1 process;
- 40.510 (Type I, II, III and IV Processes) to enable some exceptions from the standard Type I process for final site plan review;
- 40.540.070 (Final Plats) to be consistent with current practice and to allow greater flexibility in the timing of recording of certain covenants, easements, and dedications; and,
- 40.520.040 (Site Plan Review) to add requirements for final site plan.

Staff Contact: Maureen Knutson, (360) 397-2375, Ext. 4064.

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

SUBMISSION OF WRITTEN TESTIMONY:

*If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least **ten** copies for the record (seven copies for Planning Commission and three copies for staff).*

E-MAIL TESTIMONY:

*Testimony can be e-mailed to the Planning Department at the following e-mail address: sonja.wiser@clark.wa.gov **PLEASE NOTE:** All e-mails need to be received by **12:00 noon** the day of the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.*

FAXED TESTIMONY:

*Testimony can be faxed to the Planning Department at **759-6278**, Attn: Sonja Wiser, Administrative Assistant. All correspondence should be faxed **by 12:00 noon** the day of the public hearing in order to give staff adequate time for xeroxing and distribution.*

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify Clark County Planning of any special physical or language accommodations you may need as far in advance of meeting date as possible. Assistive listening devices are available for the deaf, hard of hearing and general public use. To request these arrangements, please contact Sonja Wiser at 397-2375, Ext. 4105.

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org